



 **SHORTLAND
HORNE**

Trusted
Property Experts

 **SHORTLAND
HORNE**

Owen Road
Ash Green CV7 9DY

Owen Road CV7 9DY

Nestled on Owen Road in the desirable area of Ash Green, Coventry, this exquisite detached family home is now available for sale. With four inviting bedrooms and two well-appointed bathrooms, this property offers generous space, making it ideal for a small family or a couple in search of a peaceful retreat.

The heart of the home is undoubtedly the beautifully designed kitchen, featuring stunning granite worktops and modern appliances. This warm and inviting space is perfect for culinary enthusiasts and those who enjoy hosting intimate dinner parties, ensuring it will quickly become a cherished gathering spot. There are approximately 8 years left on the NHBC guarantee.

The property boasts an impressive EPC rating of B, reflecting its energy efficiency, which is a significant advantage for potential homeowners. Additionally, it falls under Council Tax Band E, providing further clarity on the financial aspects of ownership.

One of the standout features of this home is its excellent positioning; it is not overlooked, offering a sense of privacy and tranquility. The surrounding area is rich in green spaces and parks, providing ample opportunities for outdoor activities and leisurely walks. Furthermore, the property is conveniently located near public transport links, local amenities, and reputable schools, making it an ideal choice for those who appreciate easy access to essential services.

We invite you to explore the charm and character of this lovely detached property. It is more than just a house for sale; it is a beautiful home waiting to be filled with new memories.







SH
SHORTLAND
HORNE



Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

5.79m x 3.48m

Kitchen/Dining Room

6.15m x 4.72m

Utility Room

W/C

FIRST FLOOR

Bedroom One

3.53m x 3.30m

En-Suite

Bedroom Two

3.30m x 3.25m

Bedroom Three

2.77m x 2.54m

Bedroom Four

3.38m x 2.77m

Bathroom

Floor Plan



Total area: 1346.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

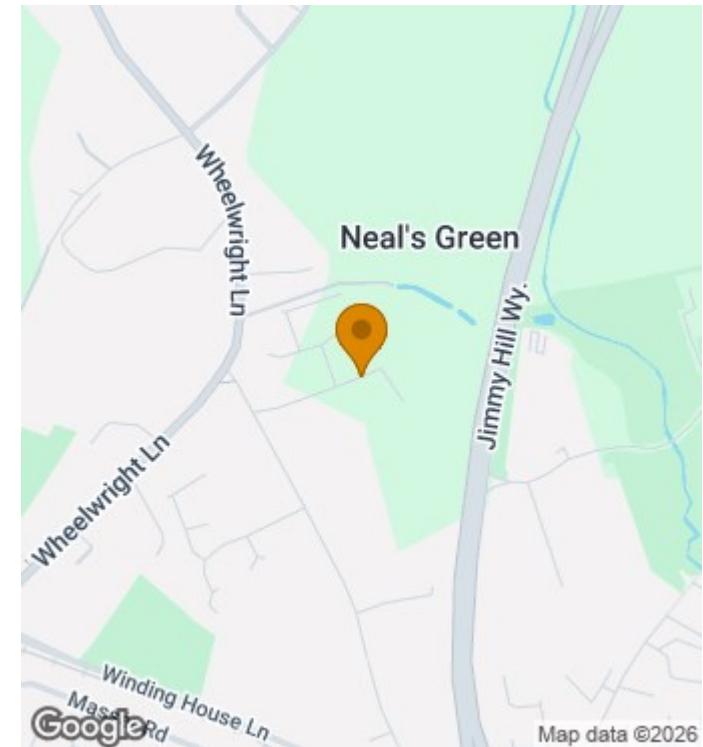
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

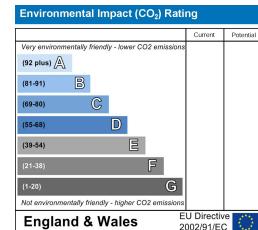
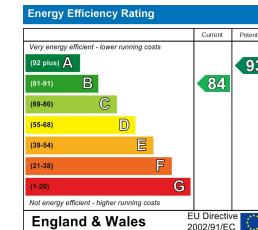
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne

Trusted
Property Experts